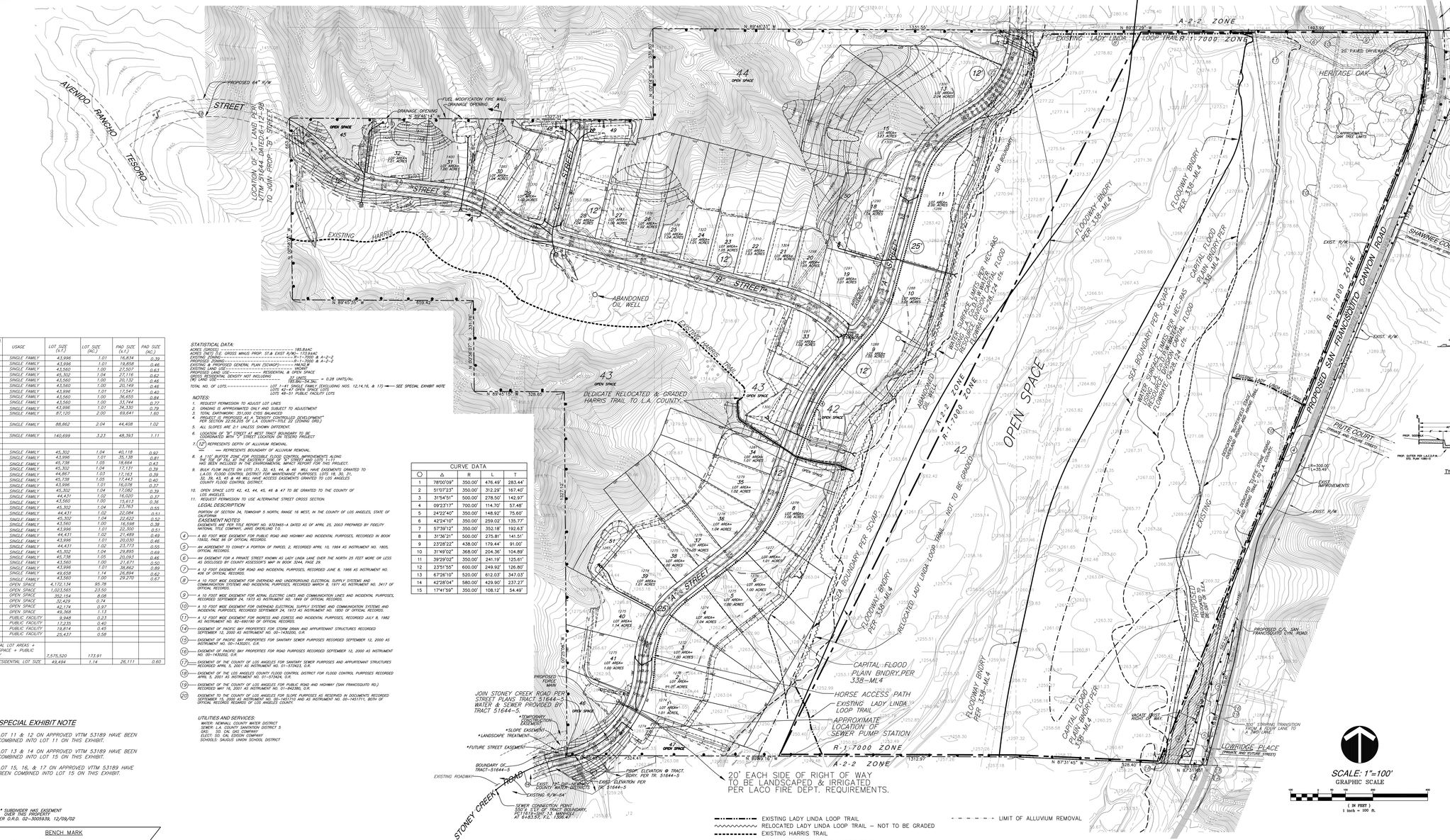


LOT NO.	USAGE	LOT SIZE (s.f.)	LOT SIZE (AC.)	PAD SIZE (s.f.)	PAD SIZE (AC.)
1	SINGLE FAMILY	43,996	1.01	16,634	0.39
2	SINGLE FAMILY	43,996	1.01	19,858	0.46
3	SINGLE FAMILY	43,560	1.00	27,507	0.63
4	SINGLE FAMILY	45,302	1.04	27,116	0.62
5	SINGLE FAMILY	43,560	1.00	20,132	0.46
6	SINGLE FAMILY	43,560	1.00	20,149	0.46
7	SINGLE FAMILY	43,996	1.01	17,547	0.40
8	SINGLE FAMILY	43,560	1.00	36,655	0.84
9	SINGLE FAMILY	43,560	1.00	33,744	0.77
10	SINGLE FAMILY	43,996	1.01	34,330	0.79
11	SINGLE FAMILY	87,120	2.00	69,641	1.60
12					
13	SINGLE FAMILY	88,662	2.04	44,408	1.02
14					
15	SINGLE FAMILY	140,699	3.23	48,393	1.11
16					
17					
18	SINGLE FAMILY	45,302	1.04	40,118	0.92
19	SINGLE FAMILY	43,996	1.01	35,138	0.81
20	SINGLE FAMILY	45,738	1.05	18,664	0.43
21	SINGLE FAMILY	45,302	1.04	17,131	0.39
22	SINGLE FAMILY	44,867	1.03	17,163	0.39
23	SINGLE FAMILY	45,738	1.05	17,443	0.40
24	SINGLE FAMILY	43,996	1.01	16,078	0.37
25	SINGLE FAMILY	45,302	1.04	17,082	0.39
26	SINGLE FAMILY	44,431	1.02	16,020	0.37
27	SINGLE FAMILY	43,560	1.00	15,413	0.36
28	SINGLE FAMILY	45,302	1.04	23,763	0.55
29	SINGLE FAMILY	44,431	1.02	22,084	0.51
30	SINGLE FAMILY	45,302	1.04	22,622	0.52
31	SINGLE FAMILY	43,560	1.00	16,598	0.38
32	SINGLE FAMILY	43,996	1.01	22,300	0.51
33	SINGLE FAMILY	44,431	1.02	21,489	0.49
34	SINGLE FAMILY	43,996	1.01	20,030	0.46
35	SINGLE FAMILY	44,431	1.02	23,773	0.55
36	SINGLE FAMILY	45,302	1.04	29,895	0.69
37	SINGLE FAMILY	45,738	1.05	20,093	0.46
38	SINGLE FAMILY	43,560	1.00	21,671	0.50
39	SINGLE FAMILY	43,996	1.01	38,862	0.89
40	SINGLE FAMILY	49,658	1.14	26,894	0.62
41	SINGLE FAMILY	43,560	1.00	29,270	0.67
42	OPEN SPACE	4,172,134	95.79		
43	OPEN SPACE	1,023,565	23.50		
44	OPEN SPACE	352,154	8.08		
45	OPEN SPACE	32,429	0.74		
46	OPEN SPACE	43,174	0.87		
47	OPEN SPACE	49,568	1.13		
48	PUBLIC FACILITY	9,948	0.23		
49	PUBLIC FACILITY	17,235	0.40		
50	PUBLIC FACILITY	19,814	0.45		
51	PUBLIC FACILITY	25,417	0.58		
SUBTOTAL LOT AREAS + OPEN SPACE + PUBLIC FACILITY		7,575,520	173.91		
AVG. RESIDENTIAL LOT SIZE		49,494	1.14	26,111	0.60

STATISTICAL DATA:
GROSS (GROSS) ---------- 185.64AC
ACRES (NET) (I.E. GROSS MINUS PROP. ST.& EXIST R/W)-- 173.91AC.
EXISTING ZONING---------- R-1-7000 & A-2-2
PROPOSED ZONING---------- R-1-7000 & A-2-2
EXISTING LAND USE PER GENERAL PLAN (SCVMP)------ RM/OS
EXISTING LAND USE---------- VACANT
PROPOSED LAND USE---------- RESIDENTIAL & OPEN SPACE
GROSS RESIDENTIAL DENSITY NOT INCLUDING
(W) LAND USE---------- 42 UNITS / 185.64-34.3ac. = 0.28 UNITS/AC.
TOTAL NO. OF LOTS---------- LOT 1-41 SINGLE FAMILY (EXCLUDING NOS. 12,14,16, & 17) ⟶ SEE SPECIAL EXHIBIT NOTE
LOTS 42-47 OPEN SPACE LOTS
LOTS 48-51 PUBLIC FACILITY LOTS

NOTES:
1. REQUEST PERMISSION TO ADJUST LOT LINES
2. GRADING IS APPROXIMATED ONLY AND SUBJECT TO ADJUSTMENT
3. TOTAL EARTHWORK: 351,000 CYDS BALANCED.
4. PROJECT IS PROPOSED AS A "DENSITY CONTROLLED DEVELOPMENT" PER SECTION 22.56.205 OF L.A. COUNTY-TITLE 22 (ZONING ORD.)
5. ALL SLOPES ARE 2:1 UNLESS SHOWN DIFFERENT.
6. LOCATION OF "B" STREET AT WEST TRACT BOUNDARY TO BE COORDINATED WITH "J" STREET LOCATION ON STONEY PROJECT
7. (12') REPRESENTS DEPTH OF ALLUVIUM REMOVAL.
▬ ▬ REPRESENTS BOUNDARY OF ALLUVIUM REMOVAL.
8. A 110' BUFFER ZONE FOR POSSIBLE FUTURE FLOOD CONTROL IMPROVEMENTS ALONG THE TOE OF FILL AT THE EASTERLY SIDE OF "A" STREET AND LOTS 1-11 HAS BEEN INCLUDED IN THE ENVIRONMENTAL IMPACT REPORT FOR THIS PROJECT.
9. BULK FLOW INLETS ON LOTS 31, 32, 43, 44, & 46 WILL HAVE EASEMENTS GRANTED TO L.A.CO. FLOOD CONTROL DISTRICT FOR MAINTENANCE PURPOSES. LOTS 18, 30, 31, 32, 35, 43, 45 & 46 WILL HAVE ACCESS EASEMENTS GRANTED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.
10. OPEN SPACE LOTS 42, 43, 44, 45, 46 & 47 TO BE GRANTED TO THE COUNTY OF LOS ANGELES.
11. REQUEST PERMISSION TO USE ALTERNATIVE STREET CROSS SECTION.

LEGAL DESCRIPTION
PORTION OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EASEMENT NOTES
EASEMENTS AND PER TITLE REPORT NO. 9723465-A DATED AS OF APRIL 25, 2003 PREPARED BY FIDELITY NATIONAL TITLE COMPANY, JANIS OKERLUND 1.0.

4 — A 60 FOOT WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED IN BOOK 15832, PAGE 96 OF OFFICIAL RECORDS.
5 — AN AGREEMENT TO CONVEY A PORTION OF PARCEL 2, RECORDED APRIL 10, 1964 AS INSTRUMENT NO. 1805, OFFICIAL RECORDS.
6 — AN EASEMENT FOR A PRIVATE STREET KNOWN AS LADY LINDA LANE OVER THE NORTH 25 FEET MORE OR LESS AS DISCLOSED BY COUNTY ASSESSOR'S MAP IN BOOK 3244, PAGE 29.
7 — A 12 FOOT EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JUNE 8, 1966 AS INSTRUMENT NO. 405 OF OFFICIAL RECORDS.
8 — A 10 FOOT WIDE EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED MARCH 8, 1971 AS INSTRUMENT NO. 3417 OF OFFICIAL RECORDS.
9 — A 10 FOOT WIDE EASEMENT FOR AERIAL ELECTRIC LINES AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1973 AS INSTRUMENT NO. 1849 OF OFFICIAL RECORDS.
10 — A 10 FOOT WIDE EASEMENT FOR OVERHEAD ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1973 AS INSTRUMENT NO. 1850 OF OFFICIAL RECORDS.
11 — A 12 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 8, 1982 AS INSTRUMENT NO. 82-690190 OF OFFICIAL RECORDS.
14 — EASEMENT OF PACIFIC BAY PROPERTIES FOR STORM DRAIN AND APPURTENANT STRUCTURES RECORDED SEPTEMBER 12, 2000 AS INSTRUMENT NO. 00-1462000, O.R.
15 — EASEMENT OF PACIFIC BAY PROPERTIES FOR SANITARY SEWER PURPOSES RECORDED SEPTEMBER 12, 2000 AS INSTRUMENT NO. 00-1463011, O.R.
16 — EASEMENT OF PACIFIC BAY PROPERTIES FOR ROAD PURPOSES RECORDED SEPTEMBER 12, 2000 AS INSTRUMENT NO. 00-1463032, O.R.
17 — EASEMENT OF THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES AND APPURTENANT STRUCTURES RECORDED APRIL 5, 2001 AS INSTRUMENT NO. 01-573423, O.R.
18 — EASEMENT OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES RECORDED APRIL 5, 2001 AS INSTRUMENT NO. 01-573424, O.R.
19 — EASEMENT OF THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY (SAN FRANCISQUITO RD.) RECORDED MAY 16, 2001 AS INSTRUMENT NO. 01-842380, O.R.
20 — EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES AS RESERVED IN DOCUMENTS RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1431710 AND AS INSTRUMENT NO. 00-1431711, BOTH OF OFFICIAL RECORDS REGARDS OF LOS ANGELES COUNTY.

UTILITIES AND SERVICES:
WATER: NEWHALL COUNTY WATER DISTRICT
SEWER: L.A. COUNTY SANITATION DISTRICT 5
GAS: SOUTH CALIFORNIA GAS
ELECT: SO. CAL EDISON COMPANY
SCHOOLS: SAUGUS UNION SCHOOL DISTRICT

CURVE DATA				
○	Δ	R	L	T
1	78°00'09"	350.00'	476.49'	283.44'
2	51°07'23"	350.00'	312.29'	167.40'
3	31°54'01"	500.00'	278.50'	142.97'
4	09°23'17"	700.00'	114.70'	57.48'
5	24°22'40"	350.00'	148.92'	75.60'
6	42°24'10"	350.00'	259.02'	135.77'
7	57°39'12"	350.00'	352.18'	192.63'
8	31°36'21"	500.00'	275.81'	141.51'
9	23°28'22"	438.00'	179.44'	91.00'
10	31°49'02"	368.00'	204.36'	104.89'
11	39°29'02"	350.00'	241.19'	125.61'
12	23°51'55"	600.00'	249.92'	126.80'
13	67°26'10"	520.00'	612.03'	347.03'
14	42°28'04"	580.00'	429.90'	237.27'
15	17°41'59"	350.00'	108.12'	54.49'

SPECIAL EXHIBIT NOTE

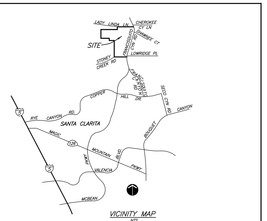
LOT 11 & 12 ON APPROVED VTTM 53189 HAVE BEEN COMBINED INTO LOT 11 ON THIS EXHIBIT.

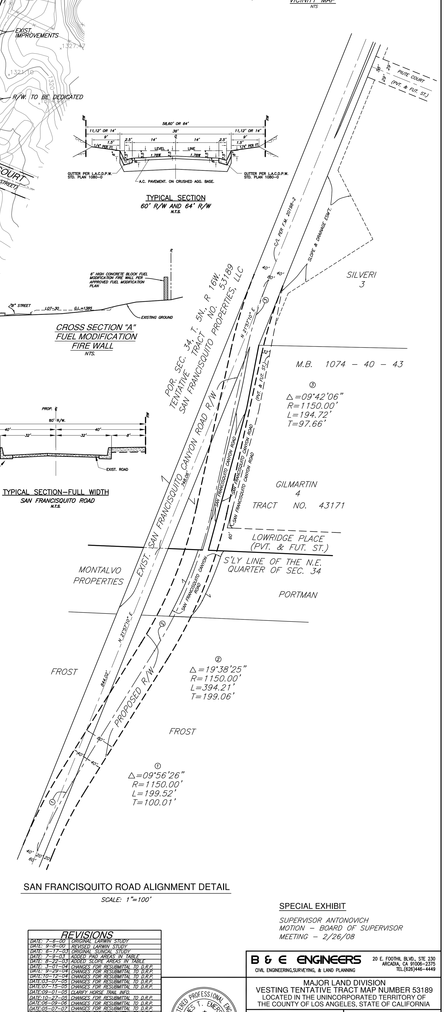
LOT 13 & 14 ON APPROVED VTTM 53189 HAVE BEEN COMBINED INTO LOT 15 ON THIS EXHIBIT.

LOT 15, 16, & 17 ON APPROVED VTTM 53189 HAVE BEEN COMBINED INTO LOT 15 ON THIS EXHIBIT.

NOTE:* SUBDIVIDER HAS EASEMENT OVER THIS PROPERTY PER O.R.D. 02-3005939, 12/09/02

BENCH MARK
BM NO. L 5294
DEPARTMENT OF WATER AND POWER BM TAG IN HEADWALL OF CULVERT NORTH OF CENTERLINE SAN FRANCISQUITO CYN. ROAD NEAR MILE MARKER # 17.90.

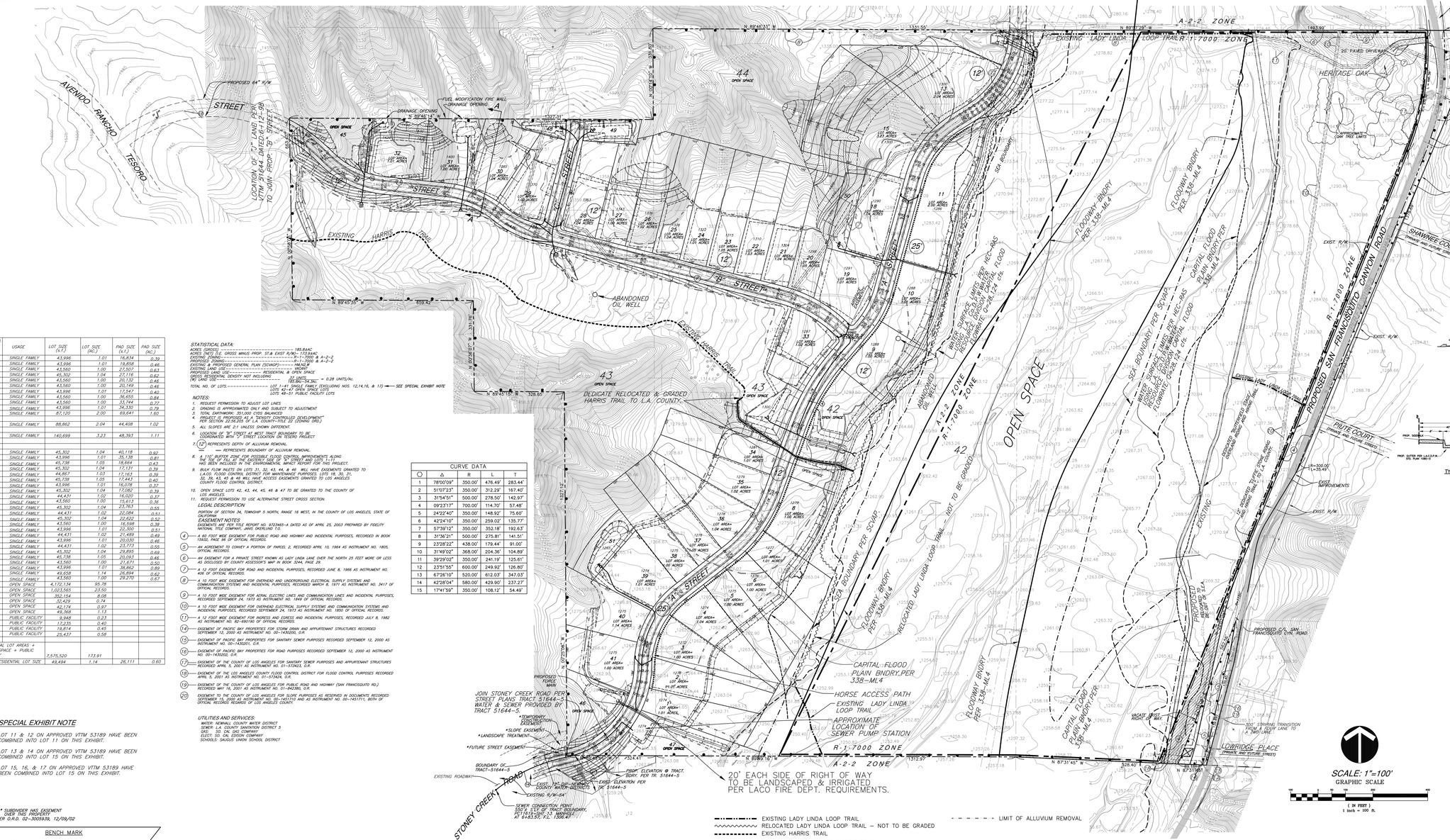




OWNER:	SUBDIVIDER:
TESORO SO. LLC. 25152 SPRINGFIELD CT. SUITE #300 SANTA CLARITA, CA. 91355 (661)753-5011 FAX:(661)753-5061	TESORO SO. LLC. 25152 SPRINGFIELD CT. SUITE #300 SANTA CLARITA, CA. 91355 (661)753-5011 FAX:(661)753-5061

REVISIONS

DATE: 4-5-11	CHANGES PER DRAINAGE REVIEW
DATE: 6-7-11	CHANGES PER DRAINAGE REVIEW
DATE: 6-7-11	CHANGES PER DRAINAGE REVIEW
DATE: 11-1-11	CHANGES PER DEPARTMENT REQUESTS



LOT NO.	USAGE	LOT SIZE (s.f.)	LOT SIZE (AC.)	PAD SIZE (s.f.)	PAD SIZE (AC.)
1	SINGLE FAMILY	43,996	1.01	16,634	0.39
2	SINGLE FAMILY	43,996	1.01	19,858	0.46
3	SINGLE FAMILY	43,560	1.00	27,507	0.63
4	SINGLE FAMILY	45,302	1.04	27,116	0.62
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PROPOSED ZONING---------- R-1-7000 & A-2-2
EXISTING LAND USE PER GENERAL PLAN (SCVMP)------ RM/OS
EXISTING LAND USE---------- VACANT
PROPOSED LAND USE---------- RESIDENTIAL & OPEN SPACE
GROSS RESIDENTIAL DENSITY NOT INCLUDING
(W) LAND USE---------- 42 UNITS / 185.64-34.3ac. = 0.28 UNITS/AC.
TOTAL NO. OF LOTS---------- LOT 1-41 SINGLE FAMILY (EXCLUDING NOS. 12,14,16, & 17) ⟶ SEE SPECIAL EXHIBIT NOTE
LOTS 42-47 OPEN SPACE LOTS
LOTS 48-51 PUBLIC FACILITY LOTS

NOTES:
1. REQUEST PERMISSION TO ADJUST LOT LINES
2. GRADING IS APPROXIMATED ONLY AND SUBJECT TO ADJUSTMENT
3. TOTAL EARTHWORK: 351,000 CYDS BALANCED.
4. PROJECT IS PROPOSED AS A "DENSITY CONTROLLED DEVELOPMENT" PER SECTION 22.56.205 OF L.A. COUNTY-TITLE 22 (ZONING ORD.)
5. ALL SLOPES ARE 2:1 UNLESS SHOWN DIFFERENT.
6. LOCATION OF "B" STREET AT WEST TRACT BOUNDARY TO BE COORDINATED WITH "J" STREET LOCATION ON STONEY PROJECT
7. (12') REPRESENTS DEPTH OF ALLUVIUM REMOVAL.
▬ ▬ REPRESENTS BOUNDARY OF ALLUVIUM REMOVAL.
8. A 110' BUFFER ZONE FOR POSSIBLE FUTURE FLOOD CONTROL IMPROVEMENTS ALONG THE TOE OF FILL AT THE EASTERLY SIDE OF "A" STREET AND LOTS 1-11 HAS BEEN INCLUDED IN THE ENVIRONMENTAL IMPACT REPORT FOR THIS PROJECT.
9. BULK FLOW INLETS ON LOTS 31, 32, 43, 44, & 46 WILL HAVE EASEMENTS GRANTED TO L.A.CO. FLOOD CONTROL DISTRICT FOR MAINTENANCE PURPOSES. LOTS 18, 30, 31, 32, 35, 43, 45 & 46 WILL HAVE ACCESS EASEMENTS GRANTED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.
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LEGAL DESCRIPTION
PORTION OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EASEMENT NOTES
EASEMENTS AND PER TITLE REPORT NO. 9723465-A DATED AS OF APRIL 25, 2003 PREPARED BY FIDELITY NATIONAL TITLE COMPANY, JANIS OKERLUND 1.0.

4 — A 60 FOOT WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED IN BOOK 15832, PAGE 96 OF OFFICIAL RECORDS.
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8 — A 10 FOOT WIDE EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED MARCH 8, 1971 AS INSTRUMENT NO. 3417 OF OFFICIAL RECORDS.
9 — A 10 FOOT WIDE EASEMENT FOR AERIAL ELECTRIC LINES AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1973 AS INSTRUMENT NO. 1849 OF OFFICIAL RECORDS.
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15 — EASEMENT OF PACIFIC BAY PROPERTIES FOR SANITARY SEWER PURPOSES RECORDED SEPTEMBER 12, 2000 AS INSTRUMENT NO. 00-1463011, O.R.
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20 — EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES AS RESERVED IN DOCUMENTS RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1431710 AND AS INSTRUMENT NO. 00-1431711, BOTH OF OFFICIAL RECORDS REGARDS OF LOS ANGELES COUNTY.

UTILITIES AND SERVICES:
WATER: NEWHALL COUNTY WATER DISTRICT
SEWER: L.A. COUNTY SANITATION DISTRICT 5
GAS: SOUTH CALIFORNIA GAS
ELECT: SO. CAL EDISON COMPANY
SCHOOLS: SAUGUS UNION SCHOOL DISTRICT

CURVE DATA				
○	Δ	R	L	T
1	78°00'09"	350.00'	476.49'	283.44'
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4	09°23'17"	700.00'	114.70'	57.48'
5	24°22'40"	350.00'	148.92'	75.60'
6	42°24'10"	350.00'	259.02'	135.77'
7	57°39'12"	350.00'	352.18'	192.63'
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12	23°51'55"	600.00'	249.92'	126.80'
13	67°26'10"	520.00'	612.03'	347.03'
14	42°28'04"	580.00'	429.90'	237.27'
15	17°41'59"	350.00'	108.12'	54.49'

SPECIAL EXHIBIT NOTE

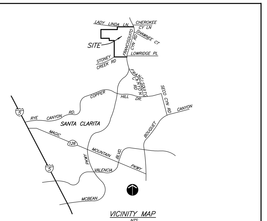
LOT 11 & 12 ON APPROVED VTTM 53189 HAVE BEEN COMBINED INTO LOT 11 ON THIS EXHIBIT.

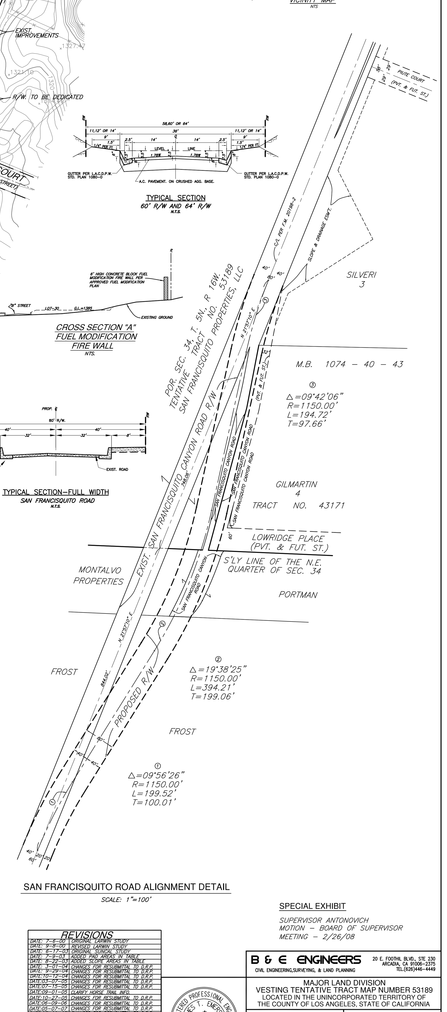
LOT 13 & 14 ON APPROVED VTTM 53189 HAVE BEEN COMBINED INTO LOT 15 ON THIS EXHIBIT.

LOT 15, 16, & 17 ON APPROVED VTTM 53189 HAVE BEEN COMBINED INTO LOT 15 ON THIS EXHIBIT.

NOTE:* SUBDIVIDER HAS EASEMENT OVER THIS PROPERTY PER O.R.D. 02-3005939, 12/09/02

BENCH MARK
BM NO. L 5294
DEPARTMENT OF WATER AND POWER BM TAG IN HEADWALL OF CULVERT NORTH OF CENTERLINE SAN FRANCISQUITO CYN. ROAD NEAR MILE MARKER # 17.90.





OWNER:	SUBDIVIDER:
TESORO SO. LLC. 25152 SPRINGFIELD CT. SUITE #300 SANTA CLARITA, CA. 91355 (661)753-5011 FAX:(661)753-5061	TESORO SO. LLC. 25152 SPRINGFIELD CT. SUITE #300 SANTA CLARITA, CA. 91355 (661)753-5011 FAX:(661)753-5061

REVISIONS

DATE: 4-5-11	CHANGES PER DRAINAGE REVIEW
DATE: 6-7-11	CHANGES PER DRAINAGE REVIEW
DATE: 6-7-11	CHANGES PER DRAINAGE REVIEW
DATE: 11-1-11	CHANGES PER DEPARTMENT REQUESTS